



County of San Luis Obispo, California

PARKS & RECREATION COMMISSION

COUNTY PARKS AND RECREATION COMMISSION AGENDA ITEM TRANSMITTAL

TO: Parks and Recreation Commission

FROM: Parks and Recreation / Larry Iaquinto

SUBJECT: Mustang Waterpark Improvements Proposal at Lopez Lake Recreation Area

DATE: 4/28/2016

Recommendations:

It is recommended that the Park and Recreation Commission advise the Board of Supervisors to approve the proposed improvements for Mustang Waterpark by the existing concessionaire, Amaezing Waterpark Inc, a California S Corporation, dba Mustang Water Park, within the Lopez Lake Recreation Area (LLRA).

Discussion:

Amaezing Waterpark Inc. dba Mustang Waterpark, took over the concession operations of the waterpark nearly one year ago. The waterpark was in need of several repairs and upgrades to this aging facility. The new concessionaire completed measurable renovations within the park in a very short time prior to opening to the public over the Memorial Day week end in May of 2015. As a result of these efforts, their first year of operation was very successful, attracting many new and return visitors. The Mustang Waterpark consists of several slides and water pools for visitors to enjoy in the warmer months of the year. Business has been seasonal due to the nature of the industry. As a result, and in an effort to maintain a healthy business, the concessionaire is requesting to utilize three additional small areas for expanding their services to the public and allowing them to be more versatile.

One of the requested areas is on the southeast side of the waterpark. The concessionaire is proposing to relocate their fencing to include this area as shown (See attachment 1). A human maze feature will be installed at this location allowing the concessionaire to operate this part of the facility year round. This feature will have the ability to be easily reconfigured with interlocking components to change up the maze regularly keeping it fresh and a different challenge for users when they visit the park. Additionally, the maze will be decorated for different holidays each year and will be exciting and attract a wide variety of users. The second area is located a little north of that location and also on the east side of the waterpark. The concessionaire is requesting to make a small extension of their sitting area where they may place an additional 5 or 6 picnic tables to allow for much needed seating (See attachment 2). And finally, the third area is located at the front entrance of the waterpark where the concessionaire will

store rental bikes during hours of operation and then bring them inside the facility at night. It is possible that the concessionaire will place some kind of approved fencing in this area to make it secure.

As per County Parks agreement with Zone 3 Water District, Section 7, Construction On Premises, County Parks will be noticing the District of our support for this project and intention to move forward. This will be contingent upon support from the Commission, the District and the Board of Supervisors provided all applicable permits and approvals associated with the design and operation of this type of facility are obtained.

Mustang Waterpark is located in a high use area of the Lopez Lake Recreation Area across from the Vista Lago Adventure Park and Vista Lago swim area (See attachment 4). With the renovation and quality operation of this facility, the new concessionaire has rejuvenated interest at the waterpark. However in an effort to sustain the business in the off season and keep this facility a destination spot year round, it is necessary to expand the services provided by Mustang Waterpark.

County Parks' staff is offering support for the three small areas of expansion proposed by Mustang Waterpark as it aligns with the County Parks mission statement of providing diverse recreational opportunities for the public.

The existing concession agreement between County Parks and Amazing Waterpark dba Mustang Waterpark, would be modified to include all construction and operational costs for the proposed additions to the facility to be the responsibility of the concessionaire. This project will also be on the May agenda of Zone 3 Water District. The amendment to the existing concessionaire agreement will go to the Board of Supervisors for approval tentatively in May 2016.

Other Agency Involvement:

SLO County Parks, Zone 3 Water District, and the Board of Supervisors either have contributed, or will be, contributing throughout the planning, implementation and approval process of this proposal.

Financial Considerations:

There is no financial impact to County Parks for the implementation and operation of the Mustang Waterpark improvements as outlined in this report. All associated costs will be the responsibility of the concessionaire.

Attachments

1. Attachment 1 - Proposed Area for Human Maze Feature
2. Attachment 2 - Proposed Extended Sitting Area
3. Attachment 3 - Proposed Bicycle Rental Area
4. Attachment 4 - LLRA Active Recreation Area Map